Housing Bonds

Voter-Approved Housing Bonds

Building Better Communities

PROPOSITION 1C, 2006
PROPOSITION 46, 2002

STATE OF CALIFORNIA

Proposition 1C

Voter-Approved Housing Bonds

Proposition 1C

The Housing and Emergency Shelter Trust Fund Act of 2006, known as Proposition 1C, was a $2.85 billion bond passed by California voters in 2006. The bond provides money for a variety of housing programs for California families, including the construction, rehabilitation and preservation of affordable rental and owner-occupied housing, homeless facilities, and funding for down payment assistance to low and moderate income first-time homebuyers.

To date, more than $1.11 billion has been awarded to create or preserve nearly 21,000 housing units for Californians.

Some accomplishments of Proposition 1C funding to date include:

- Over $300 million in financing for multifamily housing, providing for the construction of more than 4,470 affordable apartment homes.
- $340 million for Infill developments around the state.
- Funding for over 1,800 units of farm worker housing in rural California communities.
- $145 million in awards for Transit Oriented Development projects.

In the following pages, you will see a snapshot of some of the programs funded by Proposition 1C to date and the current status of funding. The agencies primarily tasked with distributing funds continue their work to help California families access quality, affordable housing.

Multifamily Housing

Proposition 1C provides low interest loans for affordable housing developments where units are reserved for low income renters.

Bond Funds Committed or Awarded to Date: $213,632,931

Housing Units Created: 3,337

EXAMPLES:

- First Community Housing received nearly $6.9 million for the construction of 109 rental units in the Bay Avenue Senior Apartments in Capitola.
- Housing Authority of the City of Oakland received $10 million to create 137 rental units at the Tassafaronga Village.
- Affirmed Housing Group was awarded $8 million to create 118 rental units at the Ten Fifty B Apartments in San Diego.

Affordable Rental Programs

Supportive Housing

Proposition 1C provides low interest loans for housing projects that provide health/social services.

Bond Funds Committed or Awarded to Date: $67,727,402

Housing Units Created: 799

EXAMPLES:

- The Skid Row Housing Trust received nearly $8 million to create 97 rental units in Los Angeles.
- First Community Housing received $5.2 million to create 51 rental units at the Salinas Gateway Apartments.
- Sacramento Mutual Housing Association was awarded $6.7 million to create 90 rental units in North Highlands.

Homeless Youth

Proposition 1C provides low interest loans to developers of affordable rental housing developments that contain units for homeless youth.

Bond Funds Committed or Awarded to Date: $20,713,514

Housing Units Created: 334

EXAMPLES:

- Resources for Community Development in Pittsburg received more than $790,000 to create five units at Los Medanos Village.
- Little Tokyo Service Center Community Development Corporation received $1.7 million to create 20 rental units at Normandie Apartments in Los Angeles.

Homeownership Programs

Down Payment Assistance

Proposition 1C provides deferred low interest loans for up to three percent of a home purchase price for low and moderate income first-time homebuyers.

Bond Funds Committed or Awarded to Date: $37,705,443

Families Served: 5,050

CalHome

Proposition 1C creates a variety of homeownership programs for low income households.

Bond Funds Committed or Awarded to Date: $137,785,575

Housing Units Created: 3,486

EXAMPLES:

- Rural Communities Housing Development Corp. received $600,000 toward the creation of 19 new homes in Ukiah, Mendocino County.
- Neighborhood Housing Services of Orange County received $1 million toward the creation of 33 new homes in Anaheim.
- The City of Avenal in Kings County received $600,000 toward the rehabilitation of 15 homes.

Homeownership Programs

Building Equity and Growth in Neighborhoods (BEGIN)

Proposition 1C provides grants to local governments to fund homebuyer assistance in communities that have reduced regulatory barriers to housing.

Bond Funds Committed or Awarded to Date: $39,237,267

Housing Units Created: 1,201

EXAMPLES:

- The City of San Jose received $1.2 million to benefit 40 new residences at the Modern Ice project.
- The City of Fresno received $2.6 million for 86 units in the Maple Valley Development.
- The City of Glendale received $1.2 million for 40 residences in Doran Gardens.

Self-Help Construction Management

Proposition 1C provides grants to organizations that assist low and moderate income households in building their own homes.

Bond Funds Committed or Awarded to Date: $2,314,800

Housing Units Created: 147

EXAMPLES:

- Habitat for Humanity, Stanislaus was awarded $300,000 to build 20 units at Hope Village in Modesto.
- Habitat for Humanity, Hemet/San Jacinto received $75,000 to build three homes in Downen/ Tahquitz Homes in Hemet, Riverside County.
- Silicon Valley Habitat for Humanity received $144,000 to help build six homes at the Delacruz Development in Santa Clara.

Farm Worker Housing Program

Farm Worker Housing

Proposition 1C provides low interest loans and grants for construction of housing for farm workers.

Bond Funds Committed or Awarded to Date: $47,744,757

Housing Units Created: 1,836

EXAMPLES:

- The Community Housing Improvement Program received $1.5 million to create 55 homes in the North Biggs Estates in Biggs, Butte County.
- Cabrillo Economic Development $3.5 million to create 86 rental units at Plaza Amistad in Santa Paula, Ventura County.

Transit Oriented Development Program

Proposition 1C provides grants and loans for development and construction of housing and infrastructure projects within close proximity to transit stations.

Bond Funds Committed or Awarded to Date: $145,000,000

Housing Units Created: 2,832

EXAMPLES:

- The City of San Leandro and BRIDGE Housing received $12 million to create 300 housing units at San Leandro Crossings.
- The City of Sacramento and Thomas Enterprises were awarded $17 million for 457 housing units at The Railyards.
- The Related Companies received $9.6 million to help build 98 housing units at the Grand Avenue Apartments in Los Angeles.

Infill Incentives Grant Program

Proposition 1C provides grants for development of public infrastructure projects that facilitate or support infill housing construction.

Bond Funds Committed or Awarded to Date: $340,000,000

Housing Units Created: 9,893

EXAMPLES:

- Capitol Station 65 LLC received $19.1 million to create infrastructure for 751 new housing units at Township 9 in Sacramento.
- TELACU Homes was awarded more than $2 million toward infrastructure projects related to 73 new units of housing at the Del Norte Apartments in Crescent City, Del Norte County.
- Chinatown Blossom LLC received $10.1 million to help build 262 units in Los Angeles.
- Affirmed Housing Group was awarded $1.8 million to create infrastructure for 52 new housing units at Magnolia Village in Manteca.

Housing Related Parks Program

Proposition 1C created the Housing Related Parks Program, which will give local governments grant funds as a reward for building affordable housing. The grants will be used for the creation, development or rehabilitation of park and recreation facilities. Those projects may include acquisition of land, the creation of sports fields, play areas, play structures, gardens and landscaping.

$200 million will be available in total program funds which will be awarded in six annual rounds beginning in 2009.

Affordable Housing Innovation Program

Proposition 1C also created the Affordable Housing Innovation Program, which will provide acquisition financing for the development or preservation of affordable housing. The funds will provide acquisition financing to pre-qualified developers for the development or preservation of affordable housing. It will also finance Local Housing Trust Funds dedicated to the creation or preservation of affordable housing. Increase homeownership opportunities for low-income Californians. Reduce insurance rates for condominium development by promoting best practices in construction quality control.

$100 million will be available in total program funds with awards beginning in Spring 2009.

Emergency Housing Assistance Program – Capital Development

Proposition 1C will also fund capital development activities for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families through the Emergency Housing Assistance Program – Capital Development.

$50 million will be available in total program funds with awards beginning in 2009.

Proposition 46

Voter-Approved Housing Bonds

Proposition 46

The Housing and Emergency Shelter Trust Fund Act of 2002, known as Proposition 46, was a $2.1 billion bond passed by California voters in 2002. The bond provides money for a variety of housing programs for California families, including the construction, rehabilitation and preservation of affordable rental and owner-occupied housing, homeless facilities, and funding for down payment assistance to low and moderate income first-time homebuyers.

To date, more than $1.7 billion has been awarded to create or preserve 67,000 housing units or shelter spaces for Californians. In addition, the program has provided incentives for local governments to approve nearly 47,000 units of housing.

Some accomplishments of Proposition 46 funding so far include:

- Nearly $850 million in financing for multifamily housing, providing for the construction of more than 16,000 affordable apartment homes.
- $44 million to deliver social services and housing trust funds.
- Over $250 million to help 28,000 low and moderate income families rehabilitate their home or purchase their first home with down payment assistance.
- More than 1,800 school employees in high priority schools received up to $15,000 each in down payment assistance to purchase their first home.
- Funding for more than 6,600 units of farm worker housing in rural California communities.
- The construction of homeless shelters that can serve more than 10,000 people each night.
- $94 million in awards to local governments that created nearly 47,000 housing units through proactive steps to promote affordable workforce and other housing.
- Three state agencies coordinating the Governor's Initiative to End Chronic Homelessness.

In the following pages, you will see a snapshot of some of the programs funded by Proposition 46 and the current status of funding. The agencies primarily tasked with distributing funds continue their work to help California families access quality, affordable housing.

Multifamily Housing

Proposition 46 provided low interest loans for affordable housing developments where units are reserved for low income renters.

Bond Funds Committed or Awarded to Date: $677,286,067

Housing Units Created: 12,001

EXAMPLES:

- Truckee Pacific Associated received nearly $5.4 million for the construction of 92 rental units in the Gray's Crossing Affordable Housing project in Truckee.
- The Southern California Housing Development Corporation received $7 million to create 123 rental units at the Vista Terraza Apartments in San Diego.
- Alabama Street Housing Associates were awarded $10 million to create 93 rental units at the Alabama Street Family Apartments in San Francisco.

Affordable Rental Programs

Supportive Housing

Proposition 46 provided low interest loans for housing projects that provide health/social services.

Bond Funds Committed or Awarded to Date: $169,170,496

Housing Units Created: 3,342

EXAMPLES:

- The Carmen Avenue Project in Livermore received $2.4 million to create 30 rental units.
- Santa Cruz Community Counseling Center, Inc. received $1.6 million to create 14 rental units at Grace Commons in Santa Cruz.
- Kearny Palms Senior Apartments was awarded nearly $5 million to create 81 rental units in Kerman, Fresno County.

Disabled Modifications

Proposition 46 created grants for modifications to rental housing to accommodate low income renters with disabilities.

Bond Funds Committed or Awarded to Date: $2,317,429

Units Improved: 659

EXAMPLES:

This funding is provided to local governments, housing authorities or nonprofits to distribute to constituencies. Recipients include:

- Alameda County
- City of Los Angeles
- Pasadena Community Development Commission
- FREED Center for Independent Living, Nevada County
- Area 12 Agency on Aging
- Neighborhood Housing Services of the Inland Empire

Housing Trust Funds

Proposition 46 provided grants to local governments and nonprofits to fund affordable housing trust funds.

Bond Funds Committed or Awarded to Date: $23,822,000

Number of Awards: 18

EXAMPLES:

- Town of Mammoth Lakes: Mammoth Lakes Family Apartments (new construction), 48 two and three bedroom assisted units with three Special Needs units.
- San Diego Housing Commission: Becky's House II (new construction), is a 14 unit assisted transitional housing development for victims fleeing domestic violence.
- City of Berkeley: Urshula Village and Sankofa House (new construction), four transitional housing units for formerly homeless families.
- Housing Trust of Santa Clara County: San Jose Artist Ark (new construction), 146 studio and two bedroom units designed to provide affordable housing for local artists.

Social Service Facilities

Proposition 46 provided low interest loans for construction of onsite facilities where health and social services could be offered to residents of affordable housing projects.

Bond Funds Committed or Awarded to Date: $19,190,000

EXAMPLES:

- Alston House, Alameda - 48 units: An on-site service coordinator directs computer classes, a homework club, and on-site financial literacy classes.
- 10th & Mission Family Housing, San Francisco - 136 units: Youth Activities Center providing supervised activities for the more than 200 children who will live there. Provided at no cost to tenants.
- Northland Village Apartments, Sacramento - 144 units: Provides before school breakfast, after school tutoring and skills counseling.
- The Tahiti Apartments, Santa Monica - 36 units: Provides art and music classes for residents.

Down Payment Assistance

Proposition 46 provided deferred low interest loans for up to three percent of a home purchase price for low and moderate income first-time homebuyers.

Bond Funds Committed or Awarded to Date: $147,385,305

Families Served: 18,558

EXAMPLES:

- The California Homebuyer's Downpayment Assistance Plan (CHDAP) has helped families in 57 of California's 58 counties.
- The average homebuyer received $7,929 through CHDAP.

CalHome

Proposition 46 created a variety of homeownership programs for low income households.

Bond Funds Committed or Awarded to Date: $96,350,000

Families Served: 3,301

EXAMPLES:

- Neighborhood Housing Services Silicon Valley received $750,000 toward the creation of 25 homes in Santa Clara and Alameda counties.
- Burbank Housing Development Corporation received $500,000 toward the creation of 17 homes in Sonoma County.

Building Equity and Growth in Neighborhoods (BEGIN)

Proposition 46 provides grants to local governments to fund homebuyer assistance in communities that have reduced regulatory barriers to housing.

Bond Funds Committed or Awarded to Date: $57,920,232

Families Served: 2,012

EXAMPLES:

- Orange Grove in Fresno County received $1.4 million to benefit 47 residences.
- Enterprise Home Ownership Partners, Inc. received nearly $1 million for homes in Los Angeles.
- San Francisco received $3.7 million for 124 residences in the Armstrong Park project.
- Sacramento received $2.6 million to build 89 homes in SRT Del Paso Nuevo project.

Nonprofit Sponsored Counseling

Proposition 46 provided down payment assistance for first-time, low income homebuyers participating in specified counseling programs.

Bond Funds Committed or Awarded to Date: $8,288,525

Families Served: 484

EXAMPLES:

- The Housing in Redevelopment Areas Program made an average loan of $17,215.

Self-Help Construction Management

Proposition 46 provided grants to organizations that assist low and moderate income families in building their own homes.

Bond Funds Committed or Awarded to Date: $13,701,842

Housing Units Created: 1,390

EXAMPLES:

- The Coachella Valley Housing Coalition in Desert Hot Springs received $90,000 to create eight homes.
- Mercy Housing California was awarded $278,126 to build 30 homes in Linda, Yuba County.
- The Community Housing Improvement Program, Inc. received $348,000 to help build 57 homes in Thermalito, Butte County.

School Facility Fee

Proposition 46 provided a partial or full rebate of school facility fees paid by the builder to be used for down payment assistance or closing costs.

Bond Funds Committed or Awarded to Date: $25,686,023

Families Served: 6,277

School Personnel

Proposition 46 provided down payment assistance to school personnel working in high priority schools and purchasing their first home through the Extra Credit Teacher program.

Bond Funds Committed or Awarded to Date: $ 21,694,888

Families Served: 1,855

EXAMPLES:

- Teachers, administrators and other employees in high-priority schools received an average of $11,647 in down payment assistance, in addition to a low-interest first mortgage loan.

Farm Worker Housing

Proposition 46 provided low interest loans and grants for construction of housing for farm workers.

Bond Funds Committed or Awarded to Date: $95,662,516

Families Served: 4,788

EXAMPLES:

- The Coachella Valley Housing Coalition received $500,000 to create 40 homes in the Valencia Subdivision project in Mecca, Riverside County.
- Mercy Housing California received $500,000 to create 34 homes in Linda, Yuba County.

Farm Worker Housing Program

Migrant Farm Worker Housing

Proposition 46 provided low interest loans and grants for projects that serve migratory workers.

Bond Funds Committed or Awarded to Date: $13,021,159

Housing Units Created: 689

EXAMPLES:

- Desert Alliance for Community Empowerment (DACE) received $3 million in funding to create 96 dormitory spaces in the San Cristobal Migrant Housing project in Mecca.
- The Napa Valley Housing Authority received nearly $1.6 million for the Calistoga Farmworker Center.

Health-Housing Set Aside

Proposition 46 provided funding for farm worker housing with on-site health services.

Bond Funds Committed or Awarded to Date: $17,500,000

Families Served: 1,188

Farm Worker Housing Program

Emergency Housing Assistance/
Governor's Homelessness Initiative

Emergency Housing Assistance

Proposition 46 provided grants for the construction of homeless shelters.

Bond Funds Committed or Awarded to Date: $167,084,925

Shelter Spaces Created: 9,896

EXAMPLES:

- Oakland was awarded nearly $1 million to create 44 shelter spaces.
- The Salvation Army was awarded $1 million to create 30 shelter spaces in Modesto.

Governor's Homelessness Initiative

Proposition 46 funds are being used to build up to 500 new units of permanent housing for homeless adults with serious mental illness.

Bond Funds Committed or Awarded to Date: $23,219,273

Housing Units Created: 267

EXAMPLES:

- The City of Bakersfield was awarded nearly $315,000 for the creation of 399 units of housing.
- The City of Antioch in Alameda County received $604,000 for the creation of 500 units of housing.

Workforce Housing Reward Program

Proposition 46 provided grant funds to localities with housing elements in compliance for every permit issued for housing affordable to lower income households.

Bond Funds Committed or Awarded to Date: $68,977,948

Incentive Units: 22,296

EXAMPLES:

- The City of Burbank constructed a childcare and family services center at Old Buena Vista Library.
- The City of East Palo Alto built Jack Farrell Park, including lighting, basketball courts, and street and parking improvements.
- The City of Redding constructed a new fire station.
- The City of San Ramon built the Dougherty Valley High School Theatre and Doherty Valley Aquatic Center.
- The City of South San Francisco constructed a bikeway connecting BART stations to schools, retail, and recreation areas.
- The City of Woodlake purchased two police cars.
- The City of Palmdale helped build a new Senior Center.
- The City of Roseville purchased public access computers in their new library.
- The City of Salinas helped build a new city swimming pool.

Jobs-Housing Balance Program

Proposition 46 provided grants to local governments based on amount of housing they approve.

Bond Funds Committed or Awarded to Date: $25,000,000

Incentive Units: 24,624

EXAMPLES:

- The City of Calexico purchased equipment and software upgrades, maps, tracking equipment, emergency display equipment and general supplies for the City Emergency Operations Center.
- Kings County installed a security fence and traffic warning lights for new fire station.
- The City of Long Beach used funds towards the construction and amenities for a new branch library at MacArthur Park.
- The City of Redding used funds to assist in construction of a new fire station.

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